



11 Southfield Road, Worthing, BN14 9EH
Asking Price £400,000

John Edwards & Co is delighted to present this beautiful three bed terraced house, ideally located in central Broadwater, close to the vibrant Broadwater Village, with its shops, cafés, restaurants and bars, the Lyons Farm Retail Park, and a short distance from both Worthing's mainline train station, and the town centre and historic seafront.

The property comprises three bedrooms, two reception rooms, a spacious fitted kitchen with integrated appliances, a family bathroom, and front and rear gardens.

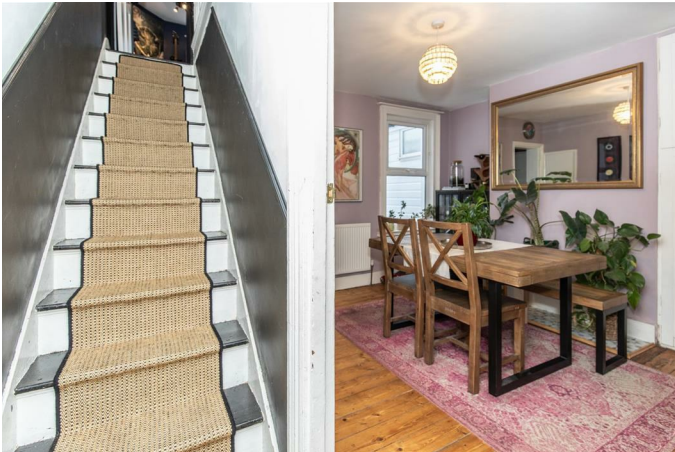
This is a genuinely lovely property in a hugely desirable area, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

EXTERIOR



The front garden is enclosed behind a low concrete wall, and is laid to shingle for ease of maintenance with a central mature fruiting olive tree. Raised sleeper beds provide ample space for plants, shrubs, and flowers, and there is also space for bin storage and potted plants. A patio path leads to the front door, which is sheltered beneath a storm porch with exterior lighting.

ENTRANCE HALL



The entrance hall has a solid wood floor, a skimmed ceiling with pendant lighting and a smoke detector, a radiator, the stairs to the first floor landing, and the door into the dining room.

LIVING ROOM



The living room has a solid wood floor, a skimmed ceiling with pendant lighting, a radiator, TV and power points, plenty of inbuilt shelving and cupboard storage, a large feature cast-iron fireplace with wooden mantel and tiled hearth, and a double-glazed bay window to front aspect with fitted plantation shutters.

DINING ROOM



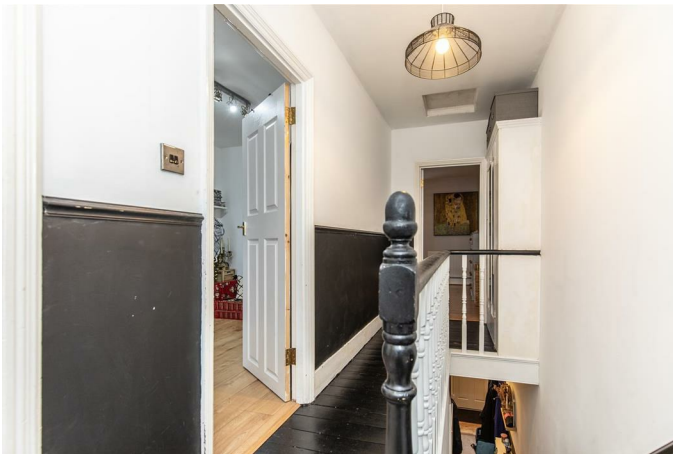
The dining room has a solid wood floor, a skimmed ceiling with pendant lighting, radiator, power points, plenty of space for a dining table and chairs, some inbuilt cupboards, including an understairs storage cupboard which houses the meterage, and the door into the kitchen.

KITCHEN



The kitchen features a range of wall and base mounted shaker-style units, square-edged solid wood work surfaces with an inset sink and drainer, integrated appliances including a fridge/freezer, oven and grill, four burner gas hob with extraction unit over, a dishwasher, and washing machine, and a breakfast bar with space for stools. There is a tiled floor, a skimmed ceiling with inset spotlights, part-tiled walls, some wall-mounted shelving, dual aspect double-glazed windows to rear and side, and a double-glazed opaque glass door to side aspect, opening into the rear garden. The boiler servicing the property is also situated here, and is concealed within a kitchen cupboard.

STAIRS & FIRST FLOOR LANDING



The stairs are wooden with a carpeted runner. On the split-level landing, there is a wood floor, a skimmed ceiling with pendant lighting, the doors into all three bedrooms, the family bathroom, and a good sized inbuilt airing cupboard with several linen shelves. There is also access into the loft via a ceiling hatch.

BEDROOM ONE - MASTER



Bright and spacious main double bedroom which has a laminate wood floor, a skimmed ceiling with pendant lighting, a radiator, power points, a decorative cast-iron fireplace, built-in wardrobe storage, and a double-glazed bay window to front aspect.

BEDROOM TWO



Second good sized double bedroom which has a laminate wood floor, a skimmed ceiling with suspended spotlighting, a radiator, power points, and double glazed windows to rear aspect.

BEDROOM THREE



The third bedroom has a laminate wood floor, a skimmed ceiling with suspended spotlighting, a radiator, power points, some wall-mounted shelving, and double glazed windows to rear aspect.

BATHROOM



The bathroom features a three-piece suite, comprising a panelled bath with shower over, a cameo-style hand wash basin with storage below, and a low-level WC. There is a vinyl floor, part-tiled walls, a skimmed ceiling with inset spotlighting and extractor fan, a heated towel rail, and opaque double-glazed windows to side aspect.

REAR GARDEN



The rear garden is laid to lawn and finished with established plant, shrub, tree, and flower borders. A patio path leads to a decking area at the rear where there is space for seating, a good size wooden shed, and gated access to the alley running alongside the rear of the property. A second patio seating area immediately abuts the property, and provides space for garden furniture, barbecuing, and alfresco dining. In addition, there are brackets for hanging baskets, a water butt, and an exterior tap.

Floor Plan

Southfield Road, Worthing BN14, 9EH

Approximate Gross Internal Area = 87.3 sq m / 940 sq ft

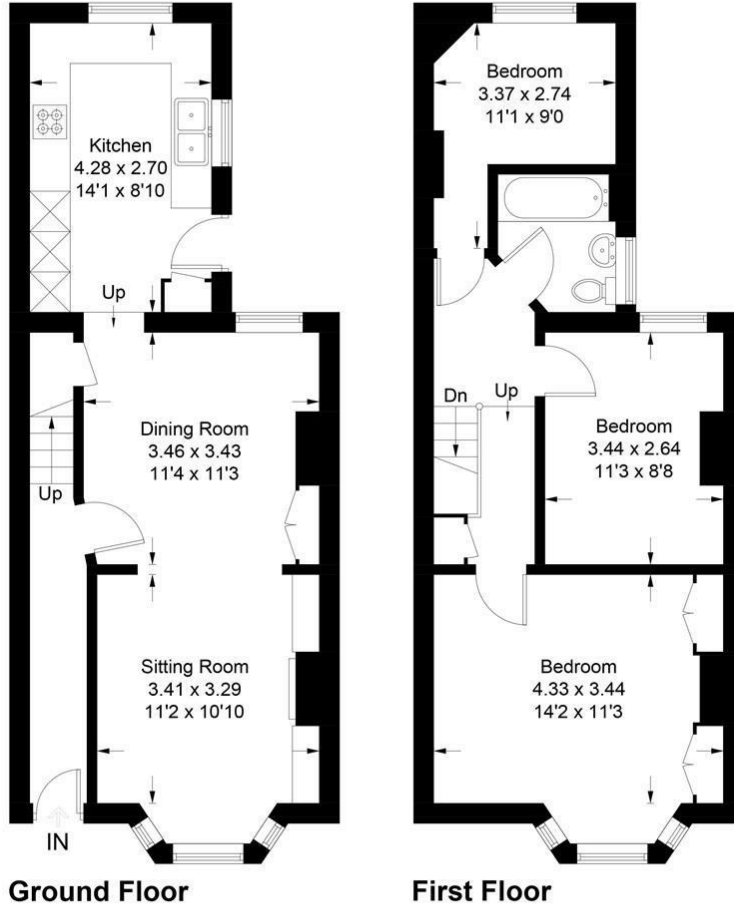
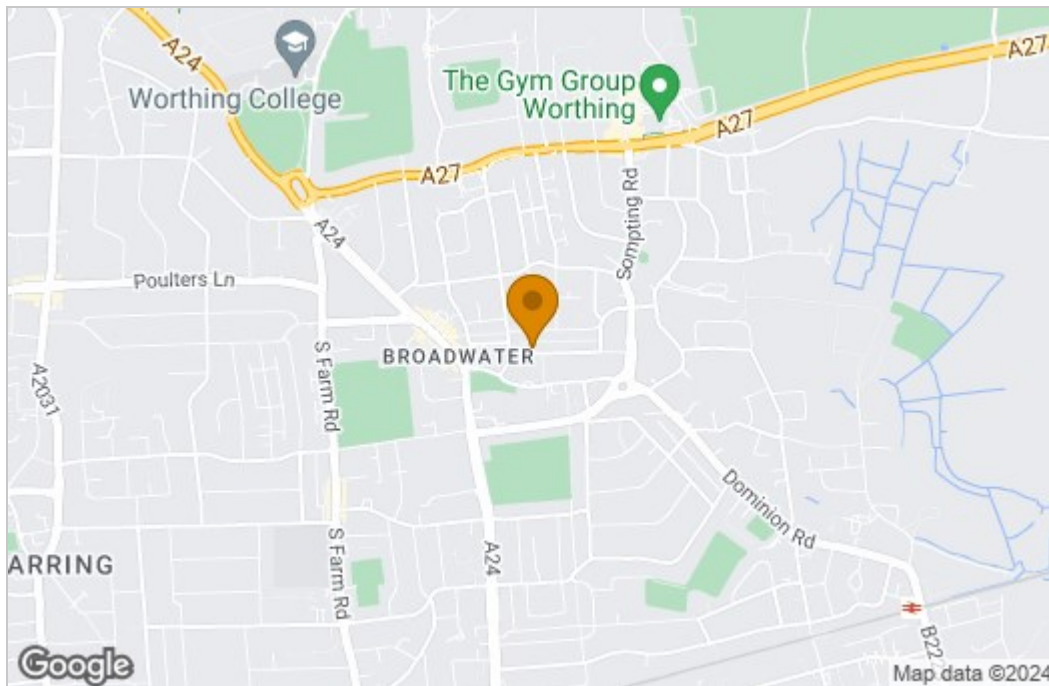
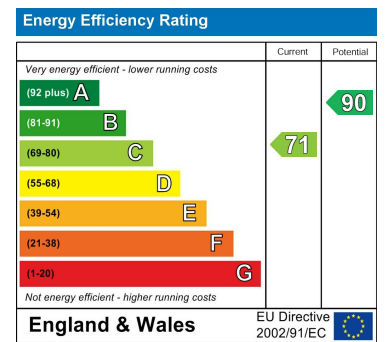


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

Area Map



Energy Efficiency Graph



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